

157.0

0005

0001.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,398,700 / 1,398,700  
USE VALUE: 1,398,700 / 1,398,700  
ASSESSED: 1,398,700 / 1,398,700Total Card / Total Parcel  
1,398,700 / 1,398,700

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
197		WACHUSETT AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LEMPERNESSE VANINA & BRUNO	
Owner 2:	
Owner 3:	
Street 1: 197 WACHUSETT AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: SEAVER PROPERTIES LLC -	
Owner 2: -	
Street 1: 215 LEXINGTON STREET	
Twn/City: WOBURN	

St/Prov: MA	Cntry	Own Occ:	Y
Postal: 01801	Type:		

NARRATIVE DESCRIPTION	
This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 3000 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:		Exempt				
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

BUILDING PERMITS								
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2020	814	Wood Dec	17,344	C				
2/24/2017	189	Heat App	17,000	C				2 HVAC systems
12/9/2016	1523	New Buil	298,400	O				new home 5 bds3 fu
12/1/2016	1490	Demoliti	12,000	C				demo exist house

ACTIVITY INFORMATION			
Date	Result	By	Name
9/29/2018	Inspected	BS	Barbara S
7/27/2018	MEAS&NOTICE	BS	Barbara S
6/28/2017	Measured	DGM	D Mann
6/15/2017	Permit Visit	DGM	D Mann
3/10/2017	SQ Returned	EMK	Elen K
10/14/2008	Meas/Inspect	189	PATRIOT
12/3/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

IN PROCESS APPRAISAL SUMMARY						
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	7000.000	957,700		441,000	1,398,700	
Total Card	0.161	957,700		441,000	1,398,700	Entered Lot Size
Total Parcel	0.161	957,700		441,000	1,398,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	466.23	/Parcel: 466.23	Land Unit Type:



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	104700
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	14:21:11
LAST REV	
Date	Time
10/21/20	15:09:54
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 2	A Bath:	Rating: Average		3/4 Bath: 1	A 3QBth:	Rating: Average		A HBth:	Rating:		21		
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	1/2 Bath: 1	OthrFix:	Rating: Average						OthrFix:	Rating:		14		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE		Kits: 1	A Kits:	Rating: Average		Fpl: 1	WSFlue:	Rating: Average		Level	FY LR DR D K FR RR BR FB HB L O		UAT		
												Other			SFL		
												Upper			FFL		
												Lvl 2			BMT		
												Lvl 1					
												Lower					
<b>GENERAL INFORMATION</b>				<b>CONDO INFORMATION</b>				<b>RESIDENTIAL GRID</b>									
Grade: B - Good	Year Blt: 2017	Eff Yr Blt:		Location:				1st Res Grid	Desc: Line 1	# Units 1							
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G18		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	%	Phys Cond: AV - Average	1.2 %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL					
				Economic:	%	Interior:			1	9	5	1					
				Special:	%	Additions:											
				Override:	%	Kitchen:											
				Total:	1.2 %	Baths:											
						Plumbing:											
						Electric:											
						Heating:											
						General:											
						Totals			1	9	5						
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>													
Bsmnt Flr: 12 - Concrete	Subfloor:			Basic \$ / SQ: 130.00	Size Adj.: 1.03716815	Const Adj.: 1.34986496	Adj \$ / SQ: 182.005	Rate	Parcel ID	Typ	Date	Sale Price					
				Other Features: 111052	Grade Factor: 1.33	NBHD Inf: 1.00000000	NBHD Mod:										
				LUC Factor: 1.00	Adj Total: 969360	Depreciation: 11632	Deprecated Total: 957728	WtAv\$/SQ:	AvRate:	Ind.Val							
				Juris. Factor: 1.00	Before Depr: 242.07	Final Total: 957700	Val/Su SzAd 353.13										
				Special Features: 0	Val/Su Net: 192.77												
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 157.0-0005-0001.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:	Total Special Features:										Total:					

The sketch shows a rectangular property boundary with various rooms labeled. Room counts: UAT (Upper Attic) 14, SFL (Second Floor) 11, FFL (First Floor) 11, BMT (Basement) 2, GAR (Garage) 17, and OFF (Open Porch) 22. A total area of 24 is indicated.

<b>SUB AREA</b>			<b>SUB AREA DETAIL</b>		
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area
SFL	Second Floor	1,560	182.000	283,928	100 FLA
BMT	Basement	1,152	54.600	62,901	UAT
FFL	First Floor	1,152	182.000	209,670	
GAR	Garage	504	26.940	13,580	
UAT	Upper Attic	288	140.140	40,361	
WDK	Deck	224	14.130	3,164	
OFF	Open Porch	88	47.580	4,187	
	Net Sketched Area:	4,968	Total:		
Size Ad	2712	Gross Area	11280	FinArea	3000

**IMAGE**

The photograph shows a two-story residential building with a blue exterior and white trim. It features a front porch, a central entrance, and a two-car garage on the right side. The property is surrounded by trees and a clear sky.

**AssessPro Patriot Properties, Inc**